3/05/09 8: 20: 56 55 BK 604 PG 9 DESOTO COUNTY, NS W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO: GARY P. SNYDER, ESQ. Watkins Ludlam Winter & Stennis, P.A. P.O. Box 1456 Olive Branch, MS 38654

(662) 895-2996

THOMAS H. RILEY, GRANTOR

TO

**DEED OF GIFT** 

JOHNNY WILTON RILEY, GRANTEE

FOR AND IN CONSIDERATION of the love and affection I have toward my brother, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, THOMAS H. RILEY do hereby sell, transfer and convey my undivided Fifty Percent (50%) interest unto JOHNNY WILTON RILEY, in the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:

Lot 57, Section A, Ivy Trails Subdivision, situated in Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 63, Page 26, in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, the subject property was owned by Narlene P. Riley, by Warranty Deed recorded in Book 477, Page 785, in the Office of the Chancery Clerk, DeSoto County, Mississippi. As indicated in the attached Certificate of Death, Narlene P. Riley became deceased on June 9, 2008.

The Estate of Narlene P. Riley, Deceased, was probated in Cause No. 08-10-2270 in the Chancery Court of DeSoto County, Mississippi. Pursuant to the Last Will And Testament of Narlene P. Riley, dated December 12, 1975 the subject property was devised equally unto Thomas H. Riley and Johnny Wilton Riley. By Final Decree of the Chancery Court, dated February 27, 2009, the Court authorized and directed the Co-Executors, Grantor and Grantee, to distribute all assets equally unto themselves. Grantor wishes to deed all interest he has in the property to Grantee, subject to the existing indebtedness owed thereon, which is secured by a Deed of Trust recorded in Book 2177 at Page 424, thereby vesting title in Grantee.

This Deed is further subject to subdivision and zoning regulations in effect in DeSoto County and rights of ways and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

IT IS AGREED AND UNDERSTOOD that the taxes for the year 2009 shall be paid by the Grantee.

WITNESS MY SIGNATURE, this the

day of March, 2009

THOMAS H. RILEY

## STATE OF MISSISSIPPI COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and day of March, 2009, within my jurisdiction, the within-named County aforesaid, on this the \_

Thomas H. Riley, who acknowledged that he executed the above and foregoing instrument.

NOTARY OUBLIC SWITHING & SWITHING

MY COMMISSION EXPIRES:

**GRANTOR'S ADDRESS:** 

1314 Graham Road Coldwater, MS 38618 Res. Phone: 662-233-0576

Bus. Phone: N/A

**GRANTEES' ADDRESS:** 

7371 Acree Lane Olive Branch, MS 38654 Res. Phone: 901-491-6115

Bus. Phone: N/A

## MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS

STATE OF MISSISSIPPI

ANY ALIAMANION OR BRASURE VOIDS THIS CERTIFICATE

BK 604 PG 11

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THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICA xrede

JUL 24 2008

A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

Judy Moulder STATE REGISTRAR

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